
OLR Bill Analysis

sHB 6160

AN ACT REQUIRING WORKING SMOKE AND CARBON MONOXIDE DETECTORS IN ALL RESIDENTIAL BUILDINGS AT THE TIME TITLE IS TRANSFERRED.

SUMMARY:

This bill requires a seller, before transferring title to any property containing residential building, to give the buyer an affidavit certifying that the building is equipped with smoke and carbon monoxide (CO) detection and warning equipment meeting the bill's specifications. If the building does not have the equipment when the title is transferred, the buyer may notify the seller, within 10 days after the title transfer, and the seller must bear the reasonable cost of installing the equipment. (The bill does not contain any enforcement mechanism or penalties.)

Under existing law, which this bill does not change, sellers are already required to indicate on the residential condition report they provide to prospective purchasers whether a one- to four-unit building contains smoke and CO detectors, the number of such detectors, and the nature of any problems with them (CGS § 20-327b(M)).

EFFECTIVE DATE: October 1, 2013

SMOKE AND CO DETECTION EQUIPMENT

The smoke and CO detectors may be battery powered. But if installed in a building for which a new occupancy permit was issued on or after October 1, 1985, they must be capable of operating using alternating current and batteries. They must:

1. be able to sense visible or invisible smoke particles,
2. be installed in a way and at a location that (a) is approved by the

local fire marshal or building official and (b) does not exceed the standards under which they were tested and approved;

3. be able, when activated, to sound an alarm suitable to warn occupants;
4. comply with the manufacturer's instructions and National Fire Protection Association standards; and
5. comply with regulations adopted by the state fire marshal and Codes and Standards Committee concerning the requirements and specifications for installing and using such equipment in new one- or two- family dwellings for which a building permit for new occupancy is issued on or after October 1, 2005, including requirements and standards for such equipment.

The Codes and Standards Committee works with the state building inspector and state fire marshal to enforce the state building and fire safety and prevention codes.

COMMITTEE ACTION

Public Safety and Security Committee

Joint Favorable Substitute

Yea 20 Nay 4 (03/21/2013)